



# Department of Planning, Housing, & Community Development

**Mayor, Richard C. David**  
Director, Juliet Berling

**Meeting Date:** 24, November 2015  
**Staff Report:** Commission on Architecture & Urban Design Members  
**Subject:** **167 Conklin Avenue - Determination of Significance**  
**Tax ID:** 160.59-1-7  
**Case:** CAUD 2015-62

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## **A. Review Requested:**

Sarah Campbell submitted an application for Design Review in representation of the Applicant, The Broome County Humane Society and relief Association for the premises located at 167 Conklin Avenue, tax map number 160.59-1-7. The Applicant intends to demolish the building on site. The structure is older than forty (40) years old, and must be reviewed by The Commission on Architecture and Urban Design (CAUD) before a demolition permit(s) can be issued.

## **B. Proposal:**

The Applicant has proposed to demolish a large commercial and industrial building on the property. The site will be used to construct a two story, 12,000 square foot building to house the operations of the Humane Society. The building will be constructed on the footprint of the current structure on site, and the Applicant will utilize and improve the surface parking area as well. The plans space for offices and the storage and kennels for animal care, as well as improvements to landscaping of the area.

## **C. Staff Findings:**

### *Demolition Criteria*

1. *An outstanding example of a structure or memorial representative of its era, either past or present.*

Staff has found no information to support these criteria.

2. *One of the few remaining examples of past architectural style or combinations of styles.*

Staff has found no information to support these criteria.

3. *The place where an historical event of significance to the City, region, state or nation, or representative activity of a past era took place*

The namesake of *Crowley's* is historically important to the City's industrial past and present, but this building does not contribute to the period of significance in which *Crowley's* is often attributed to. Additionally the original use of the building and its current integrity hold no historic value to the Company itself.

**D. Property History and Condition:**

<b>Year of Construction</b>	Pre-1952 according to Sanborn Maps
<b>Land Use</b>	I-2 Light & Medium Industrial, The building appears to have been a commercial warehouse and office space.
<b>Significance</b>	<p>Prior to this buildings construction the area was mostly open field; likely because of the areas potential for flooding. There are no Sanborn Map plates for this property area between 1881 and 1918. The 1918 Maps indicate that 167 Conklin Avenue was not at the current address location, and that 157-159 Conklin Avenue was the current site. On the site was a single unit dwelling – from the footprint, a fairly large single family home. The 1952 Sanborn Maps show that behind the 157-159 Conklin Avenue property an industrial structure was constructed on the site. This industrial structure is the building that currently occupies the site. The building was originally used as a warehouse and distribution facility for Crowley Foods.</p> <p>This building has no notable architecture features, and has been altered over time. The building is a mid-century vernacular industrial building of brick and steel construction.</p>
<b>Condition</b>	The building is in fair condition on the exterior. The interior conditions of the building are unknown at this time.

## E. Photographs



Current Conditions: south and east façades (Oct. 21 2015)



Current Conditions: south façade (Oct. 21 2015)





Current Conditions: west and south façade (Oct. 21 2015)



Current Conditions: east and north façade (Oct. 21 2015)

*(Proposed site plan on separate document attached.)*